| 027.0 | 0002 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,013,000 / 1,013,000 |
| | | | | | USE VALUE: | 1,013,000 / 1,013,000 |
| | | | | | ASSESSED: | 1,013,000 / 1,013,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 70 | -72 | OXFORD ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MATTIOLI GLORIA/MARIANNE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 70 OXFORD ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MATTIOLI AMY - |
| Owner 2: | - |
| Street 1: | 70 OXFORD ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4950.000 | 553,500 | 4,700 | 454,800 | 1,013,000 |
| Total Card | 0.114 | 553,500 | 4,700 | 454,800 | 1,013,000 |
| Total Parcel | 0.114 | 553,500 | 4,700 | 454,800 | 1,013,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.35 | /Parcel: 426.35

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 18420

**GIS Ref**

**GIS Ref**

**Insp Date** 01/10/18

!2245!

## PREVIOUS ASSESSMENT

Parcel ID: 027.0-0002-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 553,500 | 4700 | 4,950. | 454,800 | 1,013,000 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 528,100 | 4700 | 4,950. | 454,800 | 987,600 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 528,100 | 4700 | 4,950. | 454,800 | 987,600 | 987,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 394,500 | 4700 | 4,950. | 483,200 | 882,400 | 882,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 394,500 | 4700 | 4,950. | 352,500 | 751,700 | 751,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 369,800 | 4700 | 4,950. | 307,000 | 681,500 | 681,500 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 369,800 | 4700 | 4,950. | 261,500 | 636,000 | 636,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 329,100 | 4700 | 4,950. | 255,800 | 589,600 | 589,600 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 21:13:55 |

**LAST REV**

| Date | Time |
|---|---|
| 02/12/18 | 10:12:53 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2245

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MATTIOLI AMY | 33238-35 | | 7/12/2001 | Family | 1 | No | No | | |
| | 11780-379 | | 11/30/1969 | | 99 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 18420 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/24/2015 | 1010 | Porch | 1,000 | | 7/24/2015 | | | Replace rotted pos |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/10/2018 | Inspected | BS | Barbara S |
| 10/14/2017 | MEAS&NOTICE | KB | Kevin B |
| 4/2/2009 | Meas/Inspect | 189 | PATRIOT |
| 10/1/1999 | Meas/Inspect | 267 | PATRIOT |
| 10/1/1981 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4950 | | Sq. Ft. | Site | | 0 | 80. | 1.15 | 1 | | | | | | | | | 454,802 | | | | | | 454,800 | |

| Total AC/HA: | 0.11364 | Total SF/SM: | 4950 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 454,802 | Spl Credit | | Total: | 454,800 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 2 - Slate | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1916 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.09191918 |
| Const Adj.: | 1.00440490 |
| Adj $ / SQ: | 197.411 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 679999 |
| Depreciation: | 126480 |
| Depreciated Total: | 553519 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 5 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

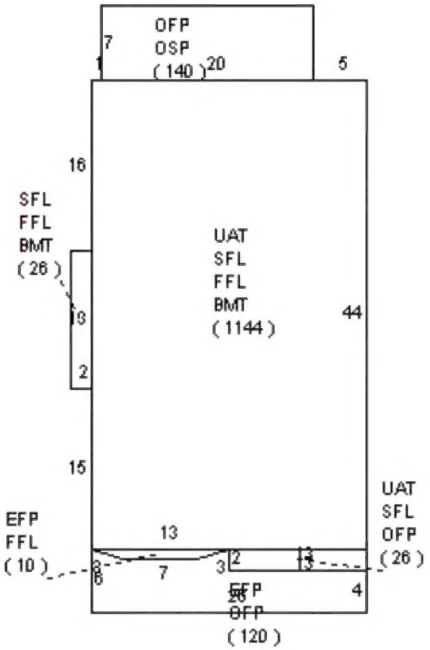
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| 1 | 5 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 11 | 5 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,196 | 197.410 | 236,104 |
| FFL | First Floor | 1,180 | 197.410 | 232,945 |
| BMT | Basement | 1,170 | 59.220 | 69,291 |
| UAT | Upper Attic | 293 | 78.960 | 23,097 |
| OFP | Open Porch | 286 | 22.370 | 6,397 |
| OSP | Screen Porch | 140 | 31.250 | 4,375 |
| EFP | Enclos Porch | 130 | 48.380 | 6,289 |
| | Net Sketched Area: | 4,395 | Total: | 578,498 |
| Size Ad | 2376 | Gross Area | 5272 | FinArea 2376 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 197.41 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 125.94 |
| Final Total: | 553500 | Val/Su SzAd | 232.95 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

027.0-0002-0010.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X19 | A | AV | 1916 | 21.93 | T | 40 | 104 | | | 4,700 | | | 4,700 |

| More: | N | Total Yard Items: | 4,700 | Total Special Featues: | | Total: | 4,700 |
|---|---|---|---|---|---|---|---|